
AGENCY: Office of State Budget

SUBJECT: Real Property Acquisitions

The Office of State Budget recommends approval of the following property acquisitions:

- (a) **Agency:** **Clemson University**
Acreage: 2.04± acres in three small tracts
Location: On the Clemson ICAR campus at I-85 and Laurens Road in Greenville
County: Greenville
Purpose: To complete the plaza and driveway to serve Technology Neighborhood One at the ICAR campus.
Appraised Value: N/A
Price/Seller: \$212,603, which includes \$100,562 for land, \$30,823 pro-rata amount of the original acquisition costs and \$81,218 in reimbursements for the cost of grading / Clemson University Real Estate Foundation, Inc.
Source of Funds: Other, Research University Infrastructure Bonds
Project Number: H12-9860
Environmental Study: Approved
Building Condition: N/A
Assessment:
Additional Annual Op Cost/SOF: None
Current Year Property Tax: Estimated to be approximately \$1,000 to \$2,000 as the tracts were included in several tax invoices on the whole parcel.
Approved By: CHE on 8/29/06; JBRC on 9/12/06
- (b) **Agency:** **Winthrop University**
Acreage: 15.07± acres with a small warehouse and four small concession stands
Location: At Cherry Road and Constitution Boulevard in Rock Hill
County: York
Purpose: To be used for additional parking and future campus expansion for the land-locked campus.
Appraised Value: \$2,410,000
Price/Seller: \$2,358,903 / Frank Roach Post Number 34, The American Legion
Source of Funds: Other - Institutional Capital Project Funds

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Project Number: H47-9518

Environmental Study: Approved

Building Condition N/A - Improvements will be demolished.

Assessment:

Additional Annual Op Cost/SOF: No additional annual operating costs are expected because the lot is currently leased from the grantor. Demolition of the structures is expected to cost less than \$50,000 and will be funded with parking revenues.

Current Year Property Tax:

N/A - Exempt

Approved By:

CHE on 9/07/06; JBRC on 9/12/06

(c) **Agency:**

Francis Marion University

Acreage: 4.6± acres

Location: At the corner of Palmetto, Dargan and Cheves Streets in Florence

County: Florence

Purpose: To construct a performing arts center for the University.

Appraised Value: N/A

Price/Seller: Donation / 4.11± acres from the City of Florence and .45± acres from McLeod Regional Medical Center of the Pee Dee, Inc.

Source of Funds: N/A

Project Number: H18-9558

Environmental Study: Phase II environmental study in process.

Building Condition N/A

Assessment:

Additional Annual Op Cost/SOF: No additional annual operating costs will result from the acquisition. The cost to construct the performing arts center will be \$18 million and will be funded from state appropriated, private and Florence Redevelopment funds.

Current Year Property Tax: \$759.46

Approved By: CHE on 8/2/06; JBRC on 9/12/06

Additional Information: Approval of the acquisition is requested contingent on the Budget and Control Board staff's review of the Phase II environmental study.

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(d) <u>Agency:</u>	Department of Parks, Recreation, and Tourism
Acreage:	.94± acres with the remains of the St. George Church, bell tower, and cemetery
Location:	At the Colonial Dorchester State Historical Site on State Park Road
County:	Dorchester
Purpose:	To protect and manage the remains of the St. George Church built in 1720 as part of the Town of Dorchester.
Appraised Value:	N/A
Price/Seller:	Donation / Episcopal Diocese of South Carolina
Source of Funds:	N/A
Project Number:	P28-9693
Environmental Study:	Approved
Building Condition	N/A
Assessment:	
Additional Annual Op	None
Cost/SOF:	
Current Year Property Tax:	\$37.68
Approved By:	JBRC on 9/12/06
Additional Information:	Title to all property held in a state agency or department name has been transferred to the State under the control of the Budget and Control Board. These properties must be titled to the State of South Carolina.

BOARD ACTION REQUESTED:

Approve the property transaction as requested.

ATTACHMENTS:

Agenda item worksheet and attachments